



Kennedy
&co.

St. Marys Walk

Everton

SG19 2JQ

Asking Price Of £459,950

Two reception rooms

Office/bedroom four

Large kitchen/dayroom

Three further bedrooms

En-suite to the master

Bathroom with Jacuzzi
bath

Downstairs cloakroom

Parking for three



This lovely detached entertaining home can be found in the very popular village of Everton. Having been extended to the rear, this home is versatile in every way. A large kitchen/day room, two reception rooms, office/bedroom four with a private door to the garden. Upstairs provides 3 good sized bedrooms with en-suite to the master and a family bathroom with jacuzzi bath. The garden provides a good entertaining space with many seating areas, mature trees and shrubbery and fish pond. Off road parking for three to the front.

PARTICULARS

Double glazed door with glazed panels to:

HALLWAY

Stairs rising to the first floor. Under stairs cupboard. Oak flooring. Storage cupboard.

CLOAKROOM

Low flush W.C. Vanity unit housing the wash hand basin. Obscure double glazed window to the front. Radiator.

LOUNGE

16' 3" x 10' 8" (4.95m x 3.25m) Large wood burning stove. Double glazed window to the front. Radiator. Oak flooring. Door to:

DINING ROOM

9' 4" x 9' (2.84m x 2.74m) Oak flooring. Radiator. Through to:

KITCHEN/DAYROOM

19' x 17' 8 (max)" (5.79m x 5.38m) Day room - Patio doors to the garden. Velox window. Leading to:

Kitchen area - Centre island with comprehensive range of base and wall mounted units with work top surfaces, splash guard surround and integral appliances including two fridges and two freezers, dishwasher, oven and hob with extractor unit.

Sink, drainer and mixer tap. Down lighting and plinth lighting. Oak flooring. Double glazed window to the rear.

OFFICE/BEDROOM 4

Professional garage conversion providing a good space for either office or bedroom four. Double glazed window to the front. Double glazed door to the rear garden.

LANDING

Access to the loft space. Double glazed window to the side. Storage cupboard and separate airing cupboard.

BEDROOM 1

12' 2" x 10' 3" (3.71m x 3.12m) Built in wardrobes. Overhead cupboards to bed area. Second storage cupboard. Double glazed window to the front. Radiator.

ENSUITE

Shower with rain and hand held shower. Vanity unit housing the wash hand basin. Low level W.C. Obscure double glazed window to the side. Radiator.

BEDROOM 2

9' 4" x 8' 6" (2.84m x 2.59m) Storage cupboard. Radiator. Double glazed window to the rear.

BEDROOM 3

11' 4" x 7' 9" (3.45m x 2.36m) Double glazed window to the rear. Radiator.

BATHROOM

Re-fitted bath with jacuzzi and shower over. Low flush W.C. Wash hand basin. Obscure double glazed window to the front. Radiator.

EXTERNALLY

To the front: Open plan with parking for three vehicle. Gated access to the rear garden.

Rear garden: A low maintenance garden designed for relaxing and entertaining with fish pond, mature trees and shrubbery. Various seating areas. External power socket. Outside cold tap. Gated access to the front.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.